

**CITY OF LEESBURG PLANNING & ZONING DIVISION  
STAFF SUMMARY**

**DATE:** September 13, 2013  
**OWNER:** Norhen Properties, Inc.  
**PETITIONER:** Jose E. Garcia  
**PROJECT:** Norhen Properties  
**REQUEST:** Planned Developments Zoning  
**CASE NO.:** RZ-13-107

**GENERAL LOCATION:** The property is generally located on the west side of U.S. 27, north Palm Drive and west of Connell Road.

**FUTURE LAND USE DESIGNATION:**  
City - Low Density (no change requested)

**SURROUNDING FUTURE LAND USE DESIGNATION:**

North -	Lake - County Urban
South -	City General Commercial
East -	City General Commercial
West -	Lake - County Urban

**PROPOSED FUTURE LAND USE DESIGNATION:**  
City - Low Density (no change requested)

**EXISTING ZONING DESIGNATION:** PUD (Planned Unit Development)

**SURROUNDING ZONING DESIGNATIONS:**

North -	Lake County RMRP – Residential Mobile Home Park
South -	PUD (Planned Unit Development)
East -	PUD (Planned Unit Development)
West -	Lake County RMRP - Residential Mobile Home Park

**PROPOSED ZONING DESIGNATION:**  
PUD (Planned Unit Development)

**EXISTING LAND USE:** Residential & Undeveloped

**SURROUNDING LAND USE:**

North -	Undeveloped & Single Family
South -	Undeveloped & Single Family
East -	Undeveloped & Single Family
West -	Single Family Mobile Home Park

**PROPOSED LAND USE:** Commercial and medical uses (Assisted Living Facility/VA Clinic)